



**REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Vineyard City Hall, 240 East Gammon Road, Vineyard, Utah
Wednesday, February 7, 2018 at 6:00 p.m.**

PUBLIC NOTICE is hereby given that the Planning Commission of Vineyard, Utah, will hold a regular planning commission meeting, on Wednesday, February 7, 2018 at 6:00 p.m. The meeting will be held at City Hall, 240 East Gammon Road, Vineyard, Utah. The public is invited to participate in all planning commission meetings. The agenda will consist of the following:

1. CALL TO ORDER

2. INVOCATION OR PLEDGE OF ALLEGIANCE

3. OPEN SESSION

“Open Session” is defined as time set aside for citizens to express their views for items not on the agenda. Each speaker is limited to three (3) minutes.

4. MINUTES REVIEW AND APPROVAL

4.1 January 17, 2018, Planning Commission Meeting

5. BUSINESS ITEMS:

5.1 Edgewater Site Plan Amendment – Continued from the January 17, 2018

This is for a site plan amendment application for the Edgewater Development, located at 255 Mill Road. The proposed amendments include adding and removing site amenities.

6. WORK SESSION:

6.1 Zoning Ordinance Text Amendments Discussion

- Section 1719 Drive-thru Facilities

7. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

8. STAFF REPORTS

8.1 Morgan Brim, Planning Director

8.2 Don Overson, Town Engineer

9. ADJOURNMENT

The next regularly scheduled meeting is on February 21, 2018.

This meeting may be held electronically to allow a commissioner to participate by teleconference. The Public is invited to participate in all Planning Commission meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this public meeting should notify Elizabeth Hart, Planner, at least 24 hours prior to the meeting by calling (801) 226-1929. The foregoing notice and agenda was emailed to the Salt Lake Tribune and Daily Herald, posted on the Utah Public Notice Website and Vineyard Website, posted at the Vineyard City Offices and City Hall, delivered electronically to city staff and each member of the planning commission.

AGENDA NOTICING COMPLETED ON: February 2, 2018

NOTICED BY: /s/ Claire Hague

Claire Hague, Permit Technician



**MINUTES OF THE REGULAR
VINEYARD PLANNING COMMISSION MEETING
SITE VISIT: 255 N MILL ROAD, EDGEWATER CLUBHOUSE AT 6PM
REGULAR MEETING: VINEYARD TOWN HALL,
240 EAST GAMMON RD, VINEYARD, UTAH VINEYARD CITY HALL
WEDNESDAY, JANUARY 17, 2018**

Present	Absent
Madam Chair: Cristy Welsh	Vice Chair: Anthony Jenkins
Commissioner: Bryce Brady	
Commissioner: Jeff Knighton	
Commissioner: Tim Blackburn	
Commissioner: Nate Carter	

Staff Present: Community Development Director Morgan Brim, Public Works Director/City Engineer Don Overson, Planner Elizabeth Hart, Permit Technician Claire Hague

Others Present: Resident David Lauret, Resident and Councilmember Tyce Flake, Resident Stan Jenne, Anderson Wahlen & Associates Eric Malmberg

CALL TO ORDER

Madam Chair, Cristy Welsh, called the meeting to order at 6:28 PM

INVOCATION OR PLEDGE OF ALLEGIANCE

Commissioner Brady offered the invocation.

OPEN SESSION

Madam Chair Welsh opened the public comment session. She asked for any public comment. Hearing none she closed the public comment session.

MINUTES FOR REVIEW AND APPROVAL

Minutes from the November 1, 2017 planning commission meeting and the November 15, 2017 planning commission meeting.

Commissioner Brady stated he noticed his name was missing on the attendance for November 1st meeting and Madam Chair Welsh stated the same for the November 15th meeting

Motion: COMMISSIONER BLACKBURN MOVED TO APPROVE THE MINUTES FROM THE NOVEMBER 1, 2017 PLANNING COMMISSION MEETING AND THE NOVEMBER 15, 2017 PLANNING COMMISSION

MEETING. COMMISSIONER BRADY SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION PASSED UNANIMOUSLY.

BUSINESS ITEMS:

5.1 Consideration of Site Plan Amendment – Edgewater Site Plan Amendment

This is for a site plan amendment application for the Edgewater Development, located at 255 Mill Road. The proposed amendments include adding and removing site amenities.

Mr. Brim presented the site amendment. He reported that the applicant is proposing to add some amenities and remove others. Morgan goes on to describe the type of changes made to the area. He stated that the applicant was taking out things like shuffle boards and fire pits and putting in more seating areas.

Mr. Brim then openrf up discussion about the site visit. He stated that at the site visit they discussed adding more landscaping (specifically adding at least some evergreen plants) on the north side of the dog park. Doing this would provide more screening. He added that there was not much lighting near the dog park and that there and the applicant should add lighting on the east side of the dog park to provide lighting along the pathway to provide light into the dog park.

Commissioner Brady commented that he would like the landscaping to incorporate plants that can last year round like evergreen trees or bushes. He added that he would like the applicant to be at the meeting.

Commissioner Knighton stated the plan doesn't show much, he would like to see more detail, requesting a landscaping plan.

The commissioners decided that they would continue the discussion at the subsequent meeting.

WORK SESSION:

6.1 Zoning Ordinance Text Amendments Discussion

Section 1719 Drive-thru Facilities

Mr. Brim discussed what the specific zoning ordinances are in Vineyard for Drive Thrus. He stated that the code requires that all drive thru lanes and parking be behind or to the side of the building and that it doesn't allow the drive thru lane to be in front of the building. He goes on to say that for the applicant the problem with this is that it constrains the sight and required them to make changes to their plans that differ substantially from what they typically do. Because of this change the applicant is looking for a conditional use to be approved by the planning commission. Mr. Brim adds that the conditional use permit is so that the applicant is adhering to the intent of the code which is to prevent a sea of parking and drive-thrus running thru buildings. The focus of the building should be on landscaping, building architecture, and walkability.

Eric Malmberg, future applicant for American First Credit Union in Vineyard gave an overview of what they have been dealing with in terms of the lot and meeting the ordinances as well as the needs of the developer.

80 There was discussion on different options specifically for the lot. Madam Chair Welsh and Commissioner
81 Knighton expressed concern about the back-up of cars and the amount of room for queueing in the
82 drive-thru.

83
84 Mr. Malmberg addressed the commissioners concerns and states that the only ordinances they are not
85 in compliance is 4.8 and 4.7.

86
87 Mr. Brim, 4.7 stated that drive thru aisles and exit lanes are only permitted on the side and rear of the
88 building. 4.8 says building and drive thru facilities shall not contain drive aisles through the front building
89 façade and the street right of way.

90
91 Mr. Brim, discussed potential amendments to this code.

92
93 Resident, David Lauret asked if the business have a requirement for the ordering sign and the pick-up
94 menu. Mr. Brim answers that the city doesn't but the developer has to meet certain requirements.

95
96 Mr. Brim asked the commissioners if they are okay with the city doing a text amendment or if they want
97 to keep the ordinance in place. Madam Chair Welsh asks about the objective of doing a text
98 amendment.

99
100 Mr. Brim moved the discussion to the placement of building signs and menu boards. Mr. Brim discussed
101 where the ordering sign should be...moving to side or rear of building.

102
103 Commissioner Blackburn asked about stacking possibly spilling out into mill road. Mr. Malmberg stated
104 that it meets the code and it's about 9 cars. Commissioner Blackburn states that he doesn't want the
105 drive thru to be visible from the front.

106
107 Mr. Overson stated that from a traffic standpoint if you put the menu board too close to the driveway
108 entrance that it will put traffic out onto Mill Rd. He adds that the menu board should be farther in to
109 help with traffic buildup.

110
111 Madam Chair Welsh asked if it would be a problem for the developer. Mr. Malmberg answered that
112 would be okay as long as they could stack behind the sign. Madam Chair Welsh states that she is okay
113 with the sign suggestion, if allowing drive thru in front then there needs to be more landscaping around
114 the building.

115
116 Commissioner Brady stated that the intent was so pedestrians would feel safe not walk through traffic
117 and to move buildings to front.

118
119 Mr. Brim commented that the applicant is meeting the intent of the code but we need to make sure that
120 the amendments to the code will be clear, objective, and concise and potentially include a graphic in
121 order to mitigate confusion.

122
123 Commissioner Blackburn commented that where pedestrian have to cross that cross walk should be
124 raised.

125
126 Commissioner Brady, commented that he doesn't want to change the code for one lot and then other
127 lots that are easier to add a drive thru to not meet the original intent.

Mr. Brim commented about another project possibly coming and what their concerns are.

Madam Chair Welsh, commented that majority drive thrus go through the front, removing this and adding more landscaping.

Commissioner Brady commented about different lots that could meet the code

Mr. Overson asked if there is a way to write the code so that you require the drive thru the way we have it but then have some mitigation in it, giving them an option based on different situations. This is what we want but here are some options.

Mr. Brim, stated that yes, it could be broken into two different use types a permitted use and a conditional use.

Resident and Councilmember Tyce Flake cautions that too much landscaping can hide the business and that Utah is a desert area and the commission needs to be careful with landscaping requirements.

Commissioner Knighton, referring to Mr. Overson's comment about making exceptions within the ordinance. He stated that the exceptions would require them to meet new requirements like providing a safe pedestrian connection to the sidewalk or an enhanced landscaping requirement.

Commissioner Brady commented that they should make it a conditional use permit to have drive-thru in front. He adds that this will allow exceptions.

Staff will bring back some different language and do another work session on it and then go to PH.

- Hearing Officer – Adding new provisions for an appeal authority.
Gave an update on where he is on getting it done
- Subdivision Ordinance – Adding requirements for plat signatures.

Making changes to decide who will be signing plats form the commission, staff and council

COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

Commissioner Blackburn updated on the Vineyard Heritage Foundation, approved 501(c)(3), president named, Commissioner Blackburn will be the secretary etc., working on preserving the heritage within the city.

Commissioner Brady stated he would like to see a park geared towards young adults and teens that can be used by an individual rather than having to have a group of people. He is writing up a proposal for a pump track. He added that he will be meeting with Tree Utah to help with his park proposal.

Mr. Brim stated that Mr. Flake is putting together a Tree committee and staff is working on a tree manual.

Madam Chair Welsh stated that she is interviewing for alternates for planning commission

STAFF REPORTS

8.1 Morgan Brim, Planning Director

Mr. Brim discussed the website that will publish the city code online, MCO (municipal code online), will upload it and staff will maintain it. Went through a brief demonstration of the site.

8.2 Don Overson, Town Engineer

Discussed a 4 million gallon water tank, putting in open space up against the 18 acre park. They are considering doing a rectangular tank and possibly putting a rock climbing wall on the side of it. They've also considered putting a mural relief on the side of the tank for our heritage, master planning the open space from Center Street to 4th North. He adds that the tank has to be 26ft high 120 ft in length and 75 ft wide.

Madam Chair Welsh asked if residents will be able to see the tank from their backyards. Mr. Overson replies that the only people who will really see it are those living on the far side of the open space. You can cover it with vegetation in and make it look like not just a huge wall. He adds that the tank is an opportunity for Vineyard to develop an amenity that people won't see anywhere else. He states that he doesn't want it to turn into weeds that he wants to create something for people to enjoy but that will be easy for the city to maintain. He adds that the city needs to make sure that when adding amenities that that they are paying attention to the budget.

Madam Chair Welsh, asked if parks and trails start meeting about it. Mr. Brim answered yes and that he would recommend that the parks and trails committee work with Mr. Overson.

Commissioner Brady commented that they might even want to consider something like a Frisbee golf course. He agreed with Mr. Overson in that this was a great opportunity for Vineyard to create some cool amenities for the residents.

ADJOURNMENT

Motion: COMMISSIONER BRADY MOVED TO COLOSE THE REGULAR PLANNING COMMISSION SESSION. COMMISSIONER CARTER SECONDED THE MOTION. ALL WERE IN FAVOR. THE MEETING ADJOURNED 7:41PM

MINUTES APPROVED ON:

CORRECTED BY: /s/ Claire Hague

Claire Hague, Permit Technician

Community Development

Staff Report additions are underlined.

Date: February 7, 2018
From: Morgan Brim, Community Development Director
To: Planning Commission
Item: Edge Water Site Plan Amendment
Address: 255 N. Mill Road
Applicant: Greg Bird, Edgewater HOA Representative



INTRODUCTION:

The proposed site plan for the Edgewater Townhome Community was approved in 2014 by the Vineyard Town Council. Over the past three years this development has been mostly built out. The developer is in the final phase of construction and is moving forward to complete the remaining northeast portion of the project identified in the aerial map above. Last month staff received a zoning complaint regarding a dog park that the developer was installing. Staff researched the existing site plan and found that a dog park was not part of the original approval. Staff then contacted the HOA and met with the developer/HOA representative Greg Bird. Following our discussion, staff felt that the best course of action would be to amend the site plan in order to reflect all changes to site amenities.

JANUARY 17, 2018 PLANNING COMMISSION MEETING:

The Planning Commission held a site visit at the project site on January 17, 2018. Following the site visit, the Commission discussed the applicant's proposal during their regular meeting at town hall. The Commission requested that the developer add landscaping to north side of the dog park to provide enhanced screening to buffer the residential units on the north and to provide lighting along the pathway running adjacent to the site on the east. Since the applicant chose not to attend meeting, staff forwarded the Commission's comments to the applicant.

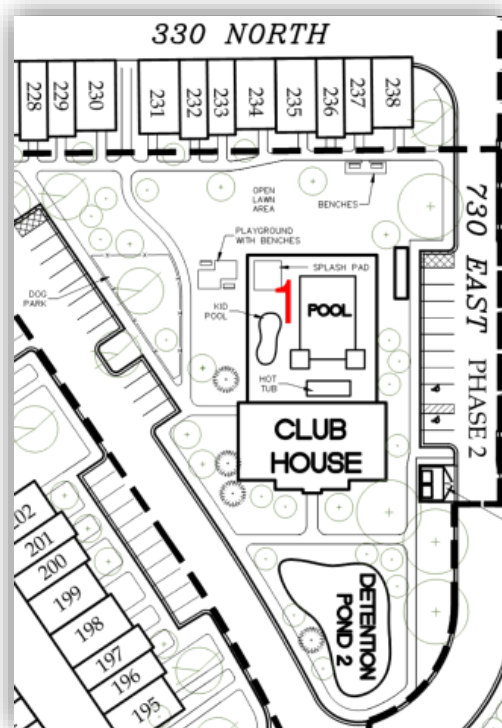
The applicant responded that they are willing to wrap the dog park perimeter fencing with a similar mesh material used around the pool area. They believe that this will provide a consistent look for the site and adequate screening for the surrounding residential units. The applicant indicated that they do not want to add lighting to the pathway as requested by the Commission. They commented that they do not want residents using the dog park at night and that lighting will disturb residents. However, staff believes that it is important to provide lighting on the pathway since the addition of the dog park has created an enclosed space to the east between the dog park and the pool area. Additionally, city code requires pedestrian walkways to be illuminated. Section 19.15(g) states: Site lighting should be aesthetically attractive, of pedestrian scale, and provide pedestrians with a sense of security.

Staff has encouraged the developer to provide lighting in the form of low height full-cut off bollard lighting adjacent to the east pathway. This will provide pedestrian lighting, meet city code and not be intrusive to adjacent residences.

PROPOSED SITE PLAN AMENDMENTS:

The applicant is proposing to make several small changes regarding the proposed amenities of the site plan. Principally, the area surrounding the club-house and pool are changing to provide more pool related amenities as well as the aforementioned dog park. The applicant has indicated that several residents have requested a dog park to provide an appropriate area for pets to run off leash and to manage animal waste. The applicant has stated that the HOA will provide regular maintenance of the dog park to ensure animal waste is properly disposed of. The dog park is fully enclosed and will contain two gate entry points. The fencing material to be used will be similar to the fencing product used surrounding the pool area.

In addition to the exterior pool, the applicant has installed a kid pool, splash pad and hot tub (Shown in graphic to the right). The original site plan only included a pool. On the whole, the new site plan shows a greater number of amenities, the majority being concentrated within the vicinity of the club house.



The existing and proposed site plans have been attached to this report. Staff have labeled each of the impacted site areas numerically between both plans which correspond with the amenities table provided below. Using the table in the report and the two attached site plans, the planning commission will be able to understand all proposed changes. Please note that this request only affects the proposed amenities of the development. If the planning commission approves the applicant's request, no additional density, landscaping alterations or access points to the development will be affected. Staff has added language to the proposed motion below to insure approval of this request is limited to site amenities.

AMENITIES TABLE:

#	Areas	Current Site Plan	Proposed Amendments
1	Club House	<ul style="list-style-type: none"> • Walkway angled from parking lot on the west side of the pool area which connects the alley path between units 230 and 231. • Sunken fire pit. • Tot lot benches w/benches. • Horse shoes with benches. • Outdoor pool located north of club house. • Garbage dumpster located at southeast side of clubhouse. 	<ul style="list-style-type: none"> • Dog Park was added to the west of the pool area. • Playground with benches moved from the north side of pool area to the northeast side of pool. • Added splash pad. • Added kid pool. • Added hot tub. • Removed horse shoes. • Removed sunken fire pit.
2	Between 360 North and 330 North	<ul style="list-style-type: none"> • Shuffle board with benches. • Garbage dumpster located to the southwest side. • Playground with benches located to the center but slightly east side between units 258, 259, 247, and 246. • Sunken sitting area located on the east side in between units 261, 262 and units 243, 244. • Bench on east side located between units 263 and 243. • Bench on east side between lot 264 and 265. 	<ul style="list-style-type: none"> • Removed shuffle board. • Added benches on far west side. • Added benches on far east side.
3	Between 360 North and 380 North	<ul style="list-style-type: none"> • No proposed amenities. 	<ul style="list-style-type: none"> • No proposed amendments.
4	380 North street beginning at lot 302 and ending between lots 318 and 287	<ul style="list-style-type: none"> • No proposed amenities. 	<ul style="list-style-type: none"> • No proposed amendments.
5	Corner of 380 North and 680 East	<ul style="list-style-type: none"> • Bench located at the upped southwest end of the detention pond. • Garbage Dumpster located to the west of the detention pond. • Bench located to the center right of the detention pond. • Playground with benches located to the west of 680 east on the west side of the street. 	<ul style="list-style-type: none"> • Removed playground with benches. • Added benches on the west side of the street on 680 east directly across from the street from the detention pond.
6	680 East beginning at unit 194 and ending at unit 226	<ul style="list-style-type: none"> • No proposed amenities. 	<ul style="list-style-type: none"> • No proposed amendments.

7	Corner complex area of 380 North and 760 East	<ul style="list-style-type: none"> •Playground located on southeast side of the complex area •Garbage Dumpster located on lower west side of complex across from unit 394 	<ul style="list-style-type: none"> • Added benches to playground.
8	Center west side of plat beginning at units 350,351,386, and 407 and ending at lot 327	<ul style="list-style-type: none"> •Bench located upper north end of center complex to the east of unit 352. •Playground with benches located at upper north end of center complex next to units 379, 380, 381. •Horseshoe with benches located in the center of the central complex to the west of unit 356. •Sunken Sitting area located at the south end of the central complex. •Garbage dumpster located at southeast end of central complex. 	<ul style="list-style-type: none"> •Removed horse shoes but left benches. •Removed sunken sitting area. •Added Gazebo at the southwest end of the central complex.
9	Located at the southwest corner of the plat	<ul style="list-style-type: none"> •Sports court located to the southeast side of 740 East. •Benches located to the west of unit 105. •Benches located on the north and east sides of sports court. •Sunken sitting area located on the south end of the central lot. •Benches located on the central lot between units 91 and 53 as well as between units 93 and 51. 	<ul style="list-style-type: none"> •No Proposed Amendments.

FINDINGS:

With the proposed conditions, the proposed site plan amendment meets the following findings:

- It complies with the site plan ordinance.
- It is in conformance with the zoning ordinance.

RECOMMENDATION:

Staff recommends the Planning Commission approve the amended Edgewater Site Plan subject to the following conditions:

1. This approval only permits changes to site amenities as identified in the proposed site plan. No approval is extending to site access points, residential density, dimensional standards or any other elements of the project.
2. The applicant will pay any outstanding fees and make necessary redline corrections.
3. Perimeter fencing surrounding the dog park will be wrapped with a material consistent in design to the material used around the pool area.
4. The applicant will add two full-cut off lights adjacent to the pathway east of the dog park area.

PROPOSED MOTION:

"I move to approve the proposed amended Edgewater Site Plan subject to the proposed conditions."

Attachments:

Application

Existing Site Plan

Proposed Site Plan



240 East Gammon Road
Vineyard, Utah 84058
Phone (801) 226-1929
Community Development Department

SITE PLAN APPLICATION

STAFF USE ONLY

Application Date: ____ / ____ / ____ Application Number: ____ Fee Owed: \$ ____
Received by: ____ Receipt #: ____ Cash/Card/Check# ____


PROJECT INFORMATION

Name: Edgewater
Address: 255 N. Millroad (Edgewater Community)
Acreage/Property Size: App. 24 Acres

APPLICANT INFORMATION

Name: Greg Bird (Edgewater HOA Rep)
Mailing Address: 1983 N. 1120 W. Provo UT 84604
Phone #: 801 369 9529 Fax #: ____
Email Address: greg@r2rventures.com

Owner Information

Owner Name: Edgewater @ Geneva
Owner Address: Same As above
Owner Phone #: 801 369 9529 Owner Email Address: greg@r2rventures.com
Owner's Signature: 

Morgan Brim

From: Greg @ Jack William Homes <greg@jackwilliamhomes.com>
Sent: Monday, December 18, 2017 3:57 PM
To: Morgan Brim
Subject: Fwd: Edgewater Amenities

Greg Bird

Begin forwarded message:

From: Nick Nelson <empirelandscaping.nick@gmail.com>
Date: December 13, 2017 at 11:53:03 AM MST
To: greg@jackwilliamhomes.com
Subject: Edgewater Amenities

Greg,
Here is the pricing for the remaining amenities at edgewater.
Phase 6-8
4 benches \$125 each (total\$500)
1 fire pit \$275.00
1 play ground \$350.00
1 horse shoe pit \$100.00
7 Amenities
Total \$1,225.00

I would propose putting the Amenities that are between phase 6&7 and moving them to the large open space in North east corner of phases 9-11.

Phase 9-11
2 benches \$125 each (total \$250.00)
1 different play ground \$500.00
Picnic area \$450.00
4 Amenities
Total \$1,200.00
Thanks
Nick Nelson

Sent from my iPhone

S0°00'02"E 1546.96'

S0°00'02"E 1546.96'

CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD	DIST.	CHORD BRG.	DELTA
C1	466.87'	799.00'	466.25'		N17°18'19"W	332°8'43"
C2	360.80'	701.00'	356.92'		N191°7'45"W	292°50'50"
C3	16.52'	87.01'	16.50'		N0°53'36"E	10°52'52"
C4	13.61'	113.00'	13.60'		N2°53'02"E	6°53'58"
C5	23.56'	15.00'	21.21'		N44°26'08"E	89°58'58"

PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SLB&M, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 17; THENCE S.00°03'06"E. A DISTANCE OF 42.99 FEET ALONG THE SECTION LINE; THENCE WEST A DISTANCE OF 377.36 TO THE REAL POINT OF BEGINNING;

THENCE SOUTH A DISTANCE OF 1546.96 FEET; THENCE S.89°26'03"W. A DISTANCE OF 510.71 FEET; THENCE N.00°33'57"W. A DISTANCE OF 282.30 FEET TO A POINT OF CURVATURE OF A 799.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 466.87 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 33°28'42" AND A CHORD THAT BEARS N.17°18'19"W. A DISTANCE OF 460.25 FEET; THENCE N.34°02'40"W. A DISTANCE OF 315.42 FEET TO A POINT OF CURVATURE OF A 701.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 360.89 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 29°29'50" AND A CHORD THAT BEARS N.19°17'45"W. A DISTANCE OF 356.92 FEET TO A POINT OF CURVATURE OF A 87.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 16.52 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 10°52'50" AND A CHORD THAT BEARS N.00°53'36"E. A DISTANCE OF 16.50 FEET; THENCE N.06°20'01"E. A DISTANCE OF 75.50 FEET TO A POINT OF CURVATURE OF A 113.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 13.61 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 06°53'58" AND A CHORD THAT BEARS N.02°53'02"E. A DISTANCE OF 13.60 FEET; THENCE N.00°33'57"W. A DISTANCE OF 93.19 FEET TO A POINT OF CURVATURE OF A 15.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 23.56 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 89°58'57" AND A CHORD THAT BEARS N.44°25'32"E. A DISTANCE OF 21.21 FEET; THENCE N.00°33'46"W. A DISTANCE OF 9.53 FEET; THENCE N.89°26'03"E. A DISTANCE OF 921.84 FEET TO THE POINT OF BEGINNING. CONTAINING 1,098,769 SQ.FT. OR 25.22 ACRES OF LAND.

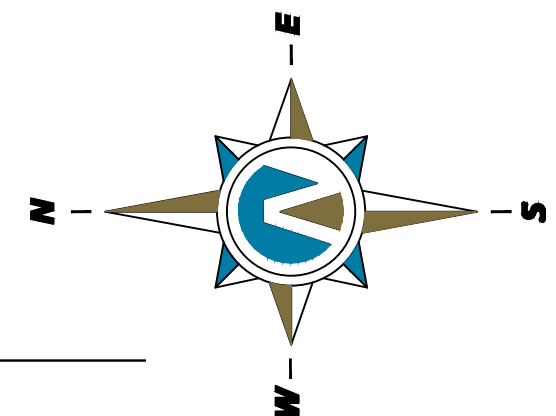
VICINITY MAP
-NTS-

PRELIMINARY PLAT DEVELOPMENT LAYOUT AND BOUNDARY DESCRIPTION	DATE: 10/21/13 SCALE: 1" = 60 FT JOB NO.: 3-13--056 DESIGNED BY: DRAWN BY: SHEET NAME: LAYOUT SHEET: PL-1		 Northern ENGINEERING INC ENGINEERING AND PLANNING CONSTRUCTION MANAGEMENT 1040 EAST 800 NORTH OREM, UTAH 84097 fax: 801.802.8993	NO. _____ REVISIONS _____ DATE BY APP. _____
	PLANNED UNIT DEVELOPMENT LOCATED IN VINEYARD, UTAH			

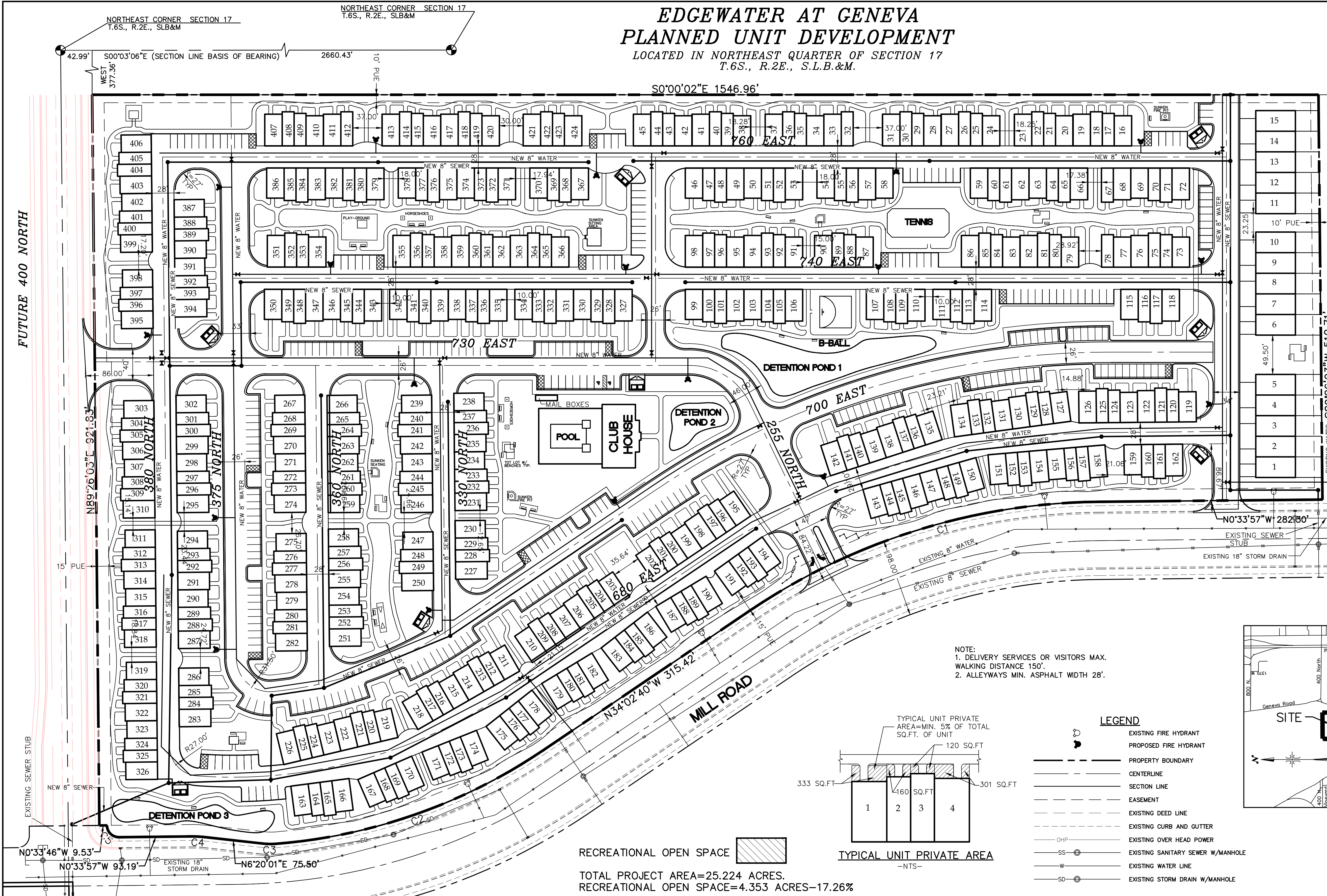
THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

C:\DWG\MILLER GENEVA\PRELIMINARY-10-21-13-A.dwg 10/21/2013 3:44 PM

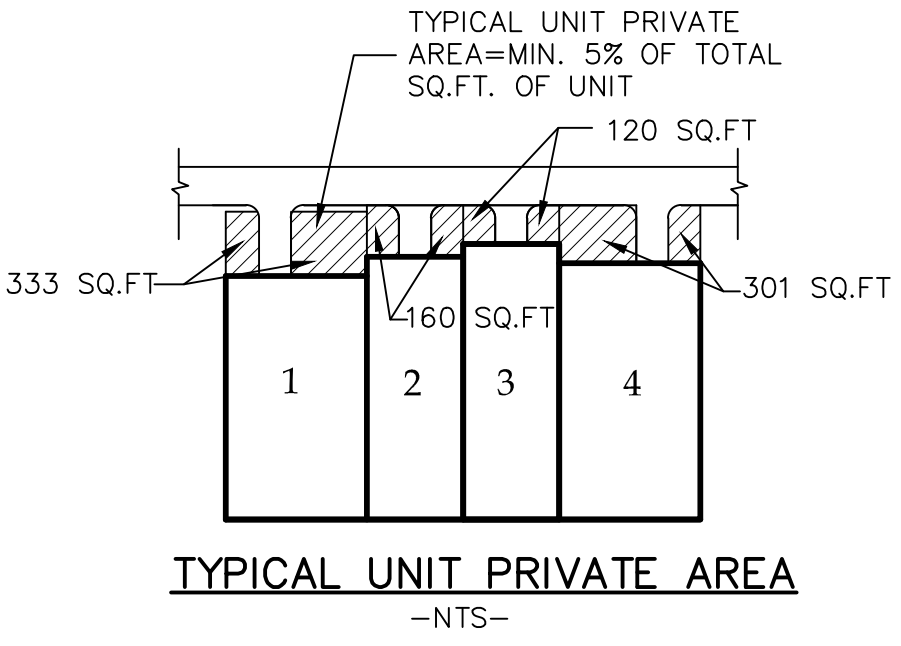
EDGEWATER AT GENEVA
PLANNED UNIT DEVELOPMENT
LOCATED IN NORTHEAST QUARTER OF SECTION 17
T.6S., R.2E., S.L.B.&M.



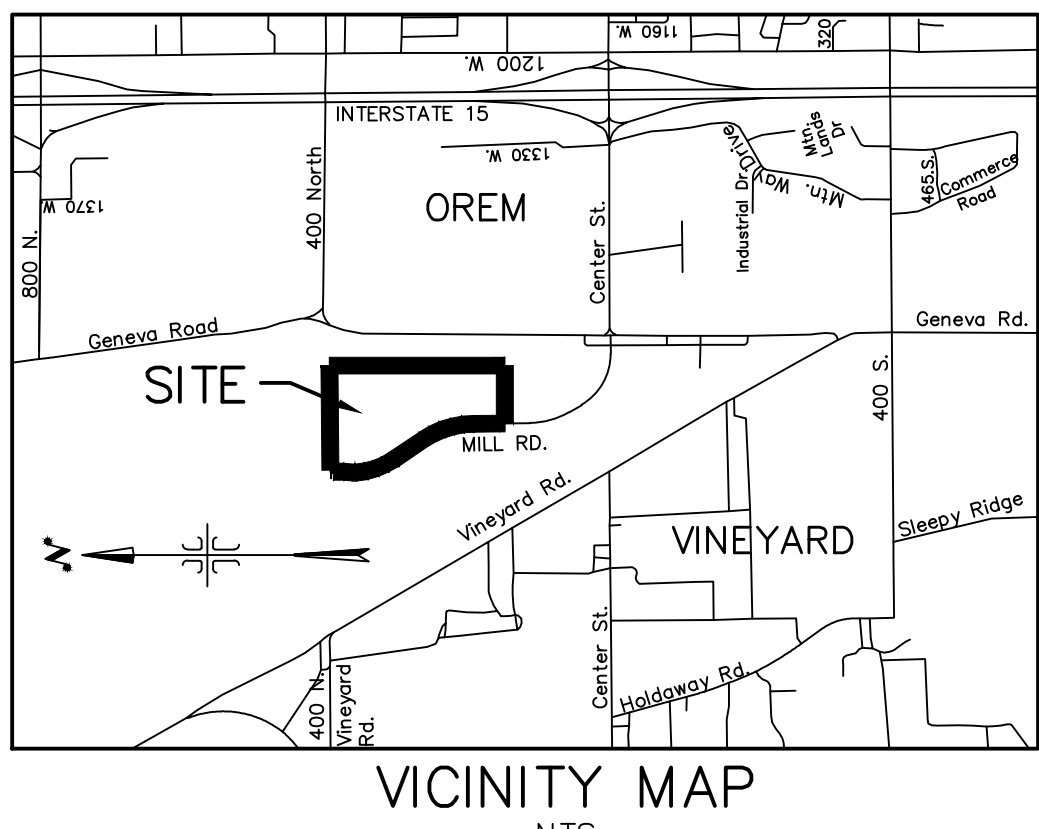
(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'



NOTE:
1. DELIVERY SERVICES OR VISITORS MAX. WALKING DISTANCE 150'.
2. ALLEYS MIN. ASPHALT WIDTH 28'.



- LEGEND
- EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT
 - PROPERTY BOUNDARY
 - CENTERLINE
 - SECTION LINE
 - EASEMENT
 - EXISTING DEED LINE
 - EXISTING CURB AND GUTTER
 - EXISTING OVER HEAD POWER
 - EXISTING SANITARY SEWER W/MANHOLE
 - EXISTING WATER LINE
 - EXISTING STORM DRAIN W/MANHOLE



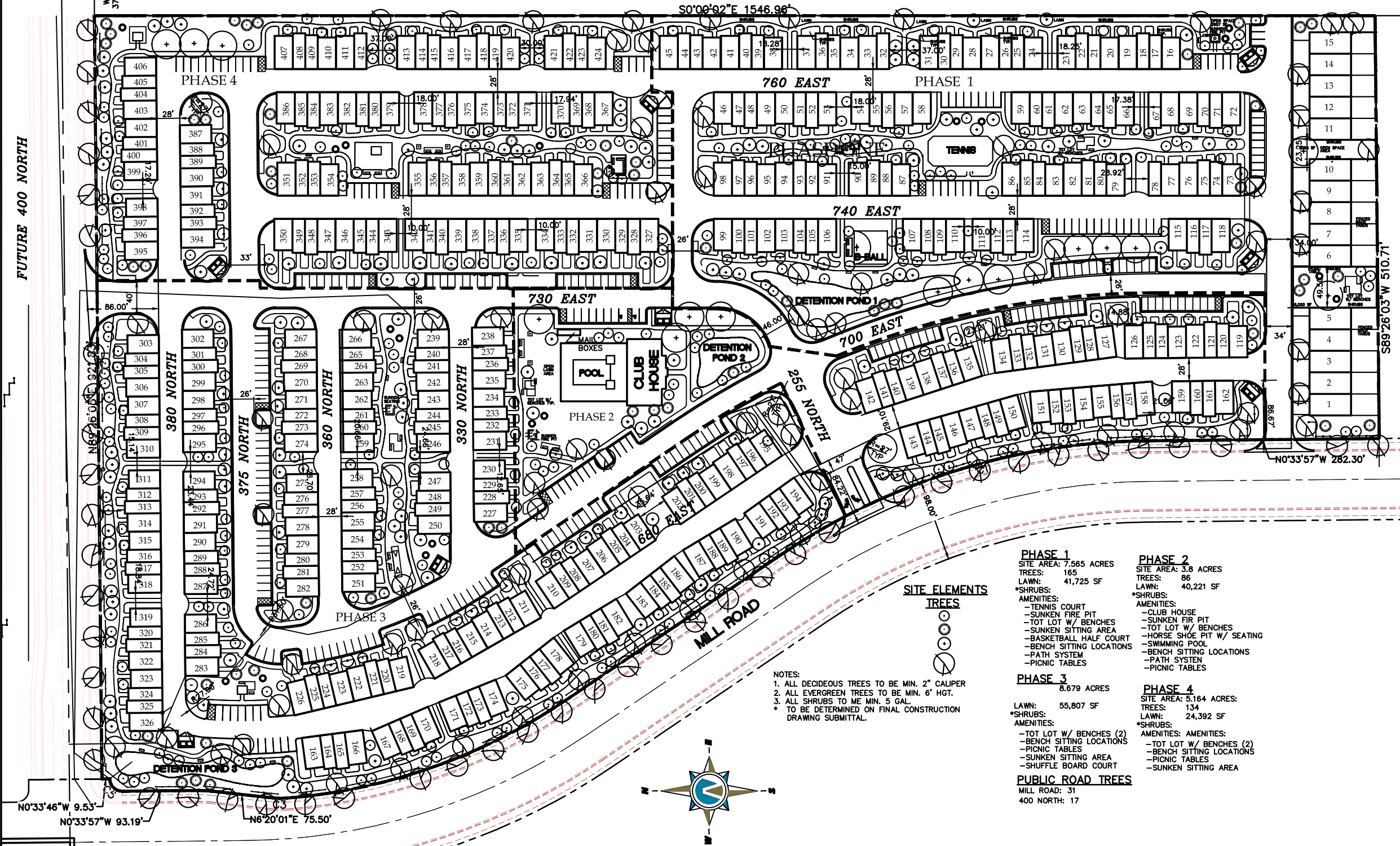
RECREATIONAL OPEN SPACE
TOTAL PROJECT AREA=25.224 ACRES.
RECREATIONAL OPEN SPACE=4.353 ACRES-17.26%

APPROVED AS TO FORM THIS _____ DAY OF _____, A.D. 20____ APPROVED _____ TOWN OF VINEYARD MAYOR	APPROVED AS TO FORM THIS _____ DAY OF _____, A.D. 20____ APPROVED _____ TOWN OF VINEYARD PLANNING COMMISSION CHAIR	APPROVED AS TO FORM THIS _____ DAY OF _____, A.D. 20____ APPROVED _____ TOWN OF VINEYARD ENGINEER	APPROVED AS TO FORM THIS _____ DAY OF _____, A.D. 20____ APPROVED _____ TOWN OF VINEYARD TOWN PLANNER
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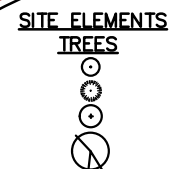
DATE BY APP.	
REVISIONS	
NO.	
Northern ENGINEERING INC. PLANNING CONSTRUCTION MANAGEMENT 1040 EAST 800 NORTH OREM, UTAH 84097 TEL: 801.802.8993 FAX: 801.802.8993	
EDGEWATER AT GENEVA PLANNED UNIT DEVELOPMENT LOCATED IN VINEYARD, UTAH	
PRELIMINARY PLAT	DEVELOPMENT EXISTING AND PROPOSED UTILITIES
DATE: 10/21/13	
SCALE: 1" = 60' FT	
JOB NO.: 3-13-056	
DESIGNED BY:	
DRAWN BY:	
SHEET NAME:	
SHEET:	UTILITY
PL-2	

EDGEWATER AT GENEVA
PLANNED UNIT DEVELOPMENT
LOCATED IN NORTHEAST QUARTER OF SECTION 17
T.6S., R.2E., S.L.B.&M.



- PHASE 1**
SITE AREA: 7.565 ACRES
TREES: 165
LAWN: 41,725 SF
*SHRUBS:
AMENITIES:
-TENNIS COURT
-SUNKEN FIRE PIT
-TOT LOT W/ BENCHES
-SUNKEN SITTING AREA
-BASKETBALL HALF COURT
-BENCH SITTING LOCATIONS
-PATH SYSTEM
-PICNIC TABLES
- PHASE 2**
SITE AREA: 3.8 ACRES
TREES: 86
LAWN: 40,221 SF
*SHRUBS:
AMENITIES:
-CLUB HOUSE
-SUNKEN FIRE PIT
-TOT LOT W/ BENCHES
-HORSE SHOE PIT W/ SEATING
-SWIMMING POOL
-BENCH SITTING LOCATIONS
-PATH SYSTEM
-PICNIC TABLES
- PHASE 3**
8.679 ACRES
LAWN: 55,807 SF
*SHRUBS:
AMENITIES:
-TOT LOT W/ BENCHES (2)
-BENCH SITTING LOCATIONS
-PICNIC TABLES
-SUNKEN SITTING AREA
-SHUFFLE BOARD COURT
- PHASE 4**
SITE AREA: 5.164 ACRES
TREES: 134
LAWN: 24,392 SF
*SHRUBS:
AMENITIES:
-TOT LOT W/ BENCHES (2)
-BENCH SITTING LOCATIONS
-PICNIC TABLES
-SUNKEN SITTING AREA
- PUBLIC ROAD TREES**
MILL ROAD: 31
400 NORTH: 17

- NOTES:
1. ALL DECIDUOUS TREES TO BE MIN. 2" CALIPER
2. ALL EVERGREEN TREES TO BE MIN. 6' HGT.
3. ALL SHRUBS TO BE MIN. 5 GAL.
* TO BE DETERMINED ON FINAL CONSTRUCTION DRAWING SUBMITTAL.

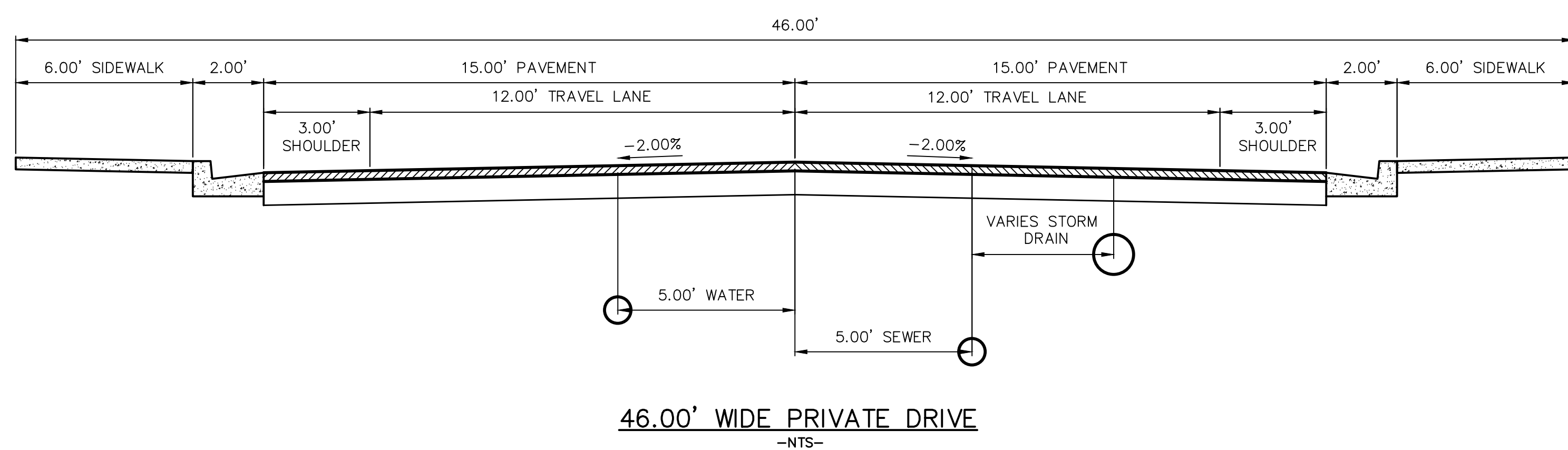
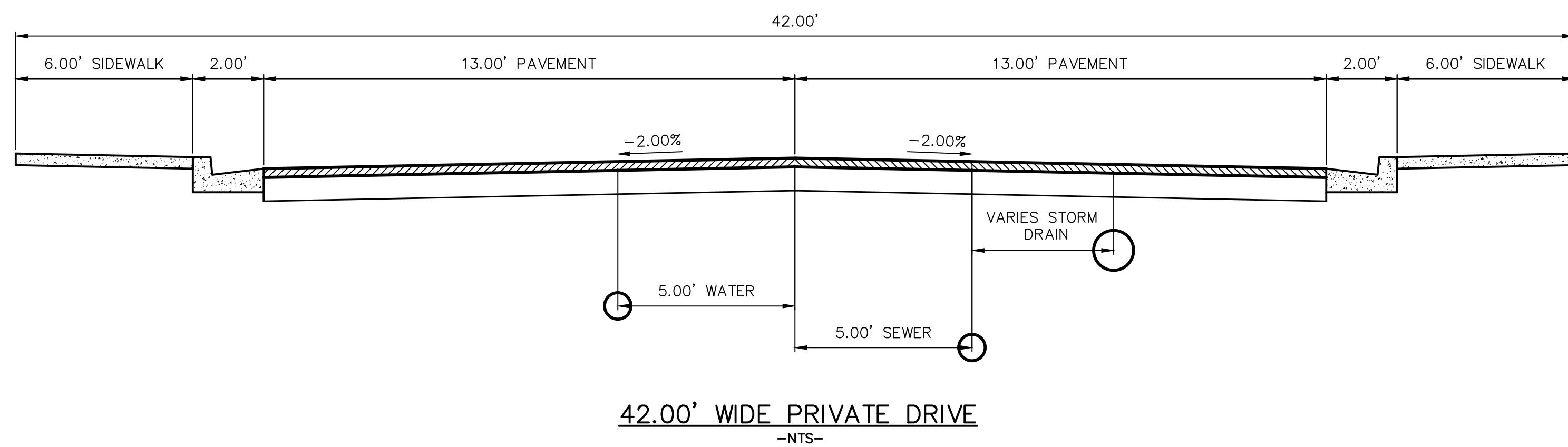


0 30 60 120 180
(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'

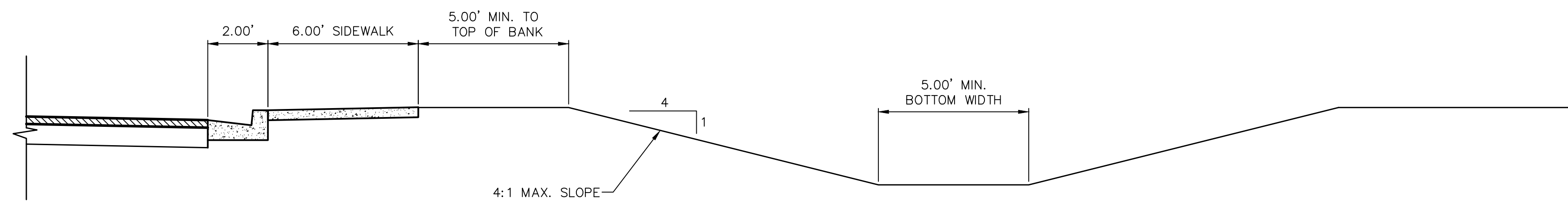
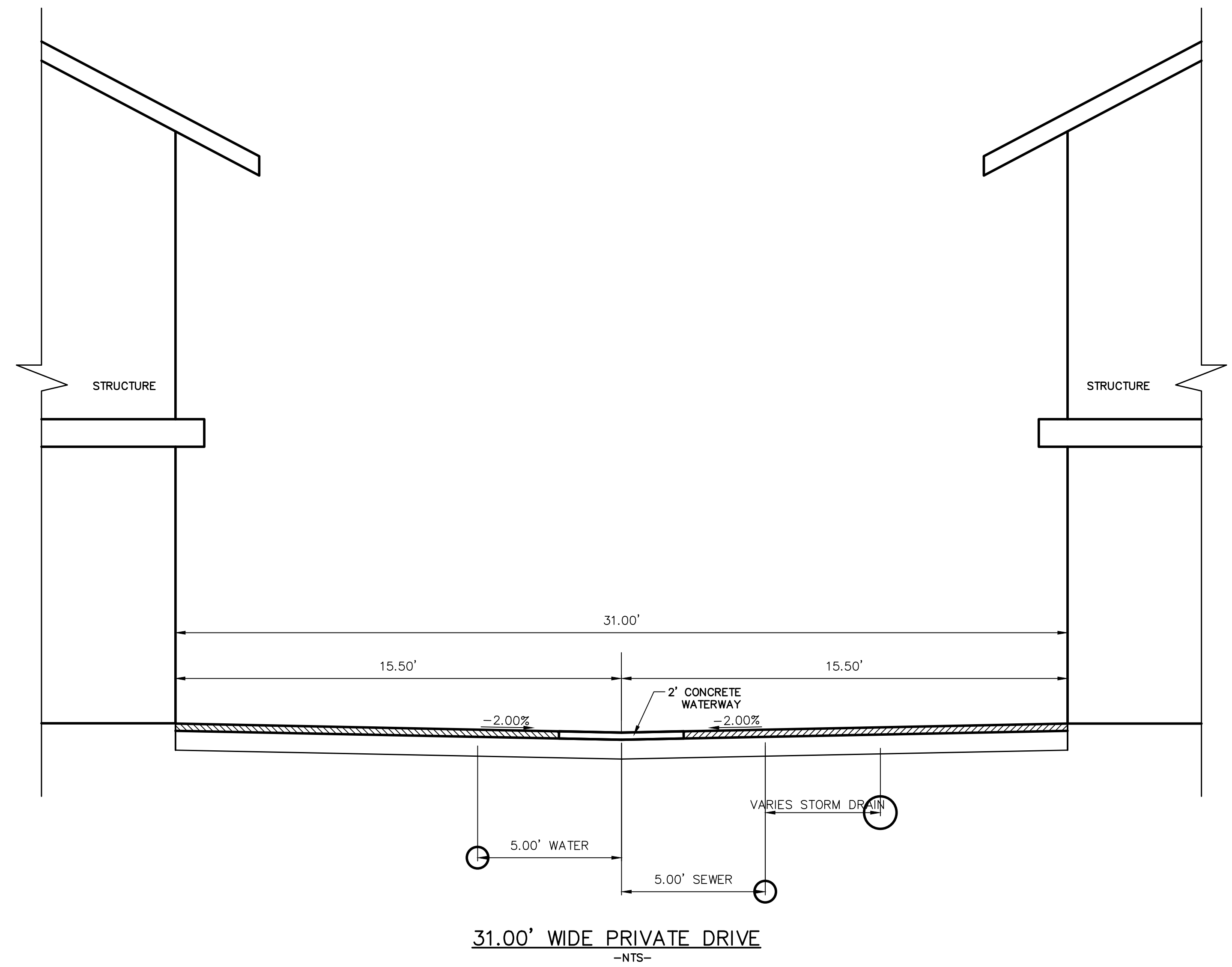
APPROVED AS TO FORM THIS ____ DAY OF _____, A.D. 20____ APPROVED _____ TOWN OF VINEYARD MAYOR	APPROVED AS TO FORM THIS ____ DAY OF _____, A.D. 20____ APPROVED _____ TOWN OF VINEYARD PLANNING COMMISSION CHAIR	APPROVED AS TO FORM THIS ____ DAY OF _____, A.D. 20____ APPROVED _____ TOWN OF VINEYARD ENGINEER	APPROVED AS TO FORM THIS ____ DAY OF _____, A.D. 20____ APPROVED _____ TOWN OF VINEYARD TOWN PLANNER
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PRELIMINARY PLAT	EDGEWATER AT GENEVA PLANNED UNIT DEVELOPMENT LOCATED IN VINEYARD, UTAH	Northern ENGINEERING INC ENGINEERING-LAND PLANNING CONSTRUCTION MANAGEMENT 1040 EAST 400 NORTH Cedar Utah 84207 TEL: 801.802.8882 FAX: 801.802.8885	NO.	REVISIONS	DATE BY	APP.
DEVELOPMENT PROPOSED LANDSCAPE PLAN		DATE: 7/22/15 SCALE: 1" = 60 FT JOB NO: 3-13-056 DESIGNED BY: DRAWN BY: SHEET NAME: LANDSCAPE SHEET: L-1				



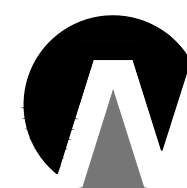
TYPICAL PRIVATE DRIVE CROSS SECTIONS



TYPICAL STORM WATER DETENTION POND
-NTS-

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

5			DESIGNED BY:	DATE:
4			DRAWN BY:	DATE:
3			CHECKED BY:	DATE:
2			APPROVED:	DATE:
1			COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE	REV. COGO FILE:



**Northern
ENGINEERING INC**
ENGINEERING—LAND PLANNING
CONSTRUCTION MANAGEMENT

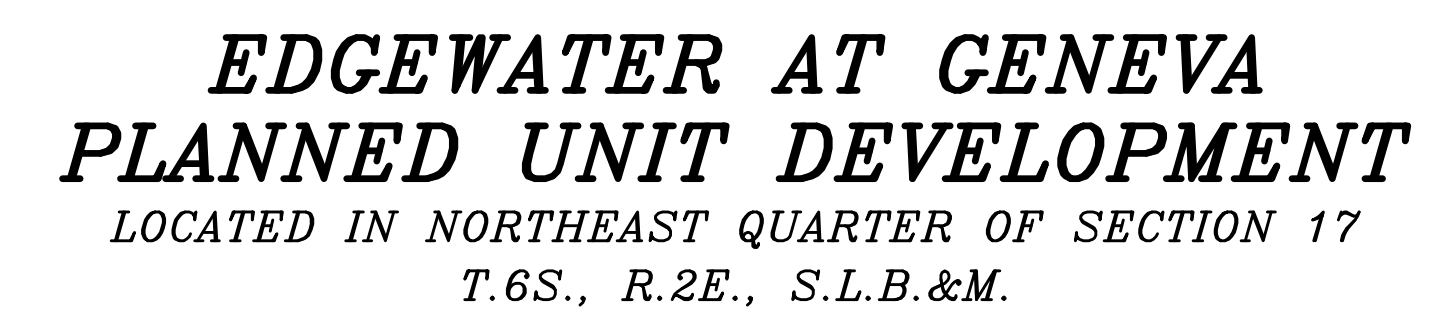
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

**EDGEWATER
AT GENEVA**

DETAIL SHEET 1
VINEYARD, UTAH

JOB NO.
13-056
SHEET NO.
D-1

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THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED
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15.34.190 Drive-Thru Facilities

1. **Purpose:** The purpose of this section is to regulate drive-thru facilities with development standards to ensure that the design and operation of such uses effectively mitigate associated problems with traffic, pedestrian safety, congestion, excessive pavement, litter, and noise.
2. **Permit requirements:** Drive-thru facilities are allowed in districts as listed in VZC 15.12.050 District Use Table of this ordinance.
3. **Development Standards:** The development standards in this section are intended to supplement the standards in the underlying zoning district for drive-thru facilities. In the event of conflict between these standards and the underlying zoning district standards, the provisions of this section shall apply.
4. **Drive-thru Aisles.** The minimum standards for drive-thru aisles are as follows:
 - a. Drive-thru aisles shall have a minimum twelve-foot (12') width.
 - b. Drive-up windows and remote tellers shall provide at least one hundred eighty (180') feet of stacking space for each facility, as measured from the service window or unit to the entry point into the drive-up lane. Nonfood and/or non-beverage businesses may reduce the stacking space to a minimum of sixty feet (60').
 - c. Each drive-thru entrance shall be at least fifty feet (50') from any street access point.
 - d. Each drive-thru exit shall be at least twenty-five feet (25') from any street access point.
 - e. Each entrance to an aisle and the direction of traffic flow shall be clearly designated by signs and pavement markings.
 - f. Each drive-thru aisle shall be separated from the circulation routes necessary for ingress or egress from the property, or access to a parking space.
 - g. Drive-thru aisles and exit lanes are only permitted on the side and rear of buildings, except as provided for in Part 11 of this section.
 - h. Buildings with a drive-thru facility shall not contain parking ~~or drive aisle~~ between the front building façade and street right-of-way.
 - i. Buildings with a drive-thru shall contain a building entrance on the building side facing the front yard.
 - j. Buildings may contain exterior dining areas, gathering spaces and landscaping between the building's street facing façade and the sidewalk.
 - k. Drive-thru facilities, including signage support pedestals, screening walls, canopies and other architectural features, shall be designed with similar and compatible materials used throughout the exterior of the building.
5. **Landscaping of the Drive-Thru Aisle.** Landscaping shall be provided as described below:
 - a. A five foot (5') wide planter between the drive-thru aisle and the parking area that includes shade trees consistent with those used in the parking area are required.
 - b. A planter with a minimum height of three feet (3'), not exceeding a height of four feet (4'), with low shrubs that screens the drive-thru aisles from the abutting street right-of-way shall be used to minimize the visual impact of menu board signs and directional signs.

- c. Drive-thru facilities shall provide sufficient landscape screen to ensure vehicle headlights are not visible from the abutting street rights-of-way and surrounding residential properties.
6. **Pedestrian Access and Crossings.** Pedestrian access shall be provided from each abutting street to the primary entrance with a continuous four (4' 0") foot-wide sidewalk or delineated walkway. At least one pedestrian walkway shall be provided to the main entrance of the building which does not intersect drive-thru aisles.
7. **Hours of Operation.** When located on a site within one hundred (100') feet of any residential property, measured from the proposed drive-thru facility to the nearest property lines of the residential property, hours of operation for the drive-thru service shall be limited from 7:00 a.m. to 10:00 p.m. daily. This regulation does not apply to mixed-use buildings containing both residential and non-residential uses.
8. **Signage.** Menu boards and other signage shall be permitted in accordance with the provisions of VZC 15.48.
9. **Parking and Loading.** All parking areas shall comply with the standards of the parking and loading requirements of this ordinance.
10. **Noise.** Any drive-thru speaker system shall emit no more than fifty (50) decibels and at no time shall any speaker system be audible above daytime ambient noise levels beyond the property lines of the site. The system shall be designed to compensate for ambient noise levels in the immediate area.
11. Drive Aisles in Front of Buildings. Through the provision of a conditional use permit, a drive aisle may be located between the building's front façade and front property line in compliance with the following standards:
 - a. The drive aisle shall not contain parking.
 - b. The drive aisle shall not exceed a width of more than fourteen feet (14').
 - c. The drive aisle shall be screened from view of the street by a landscaped berm, decorative wall, vertical landscaping, or combination thereof at least three (3') feet high, as measured at finished grade adjacent to the drive aisle to be screened. All walls or berms shall be installed a minimum of two feet and six inches (2'-6") back from the edge of the drive aisle.
 - d. No menu boards or related drive-thru infrastructure are permitted between the front façade of the building and front property line.
 - ~~a-e.~~ Any walkways crossing the drive aisle shall be clearly marked and constructed with brick, stamped concrete or other appropriate decorative material.